



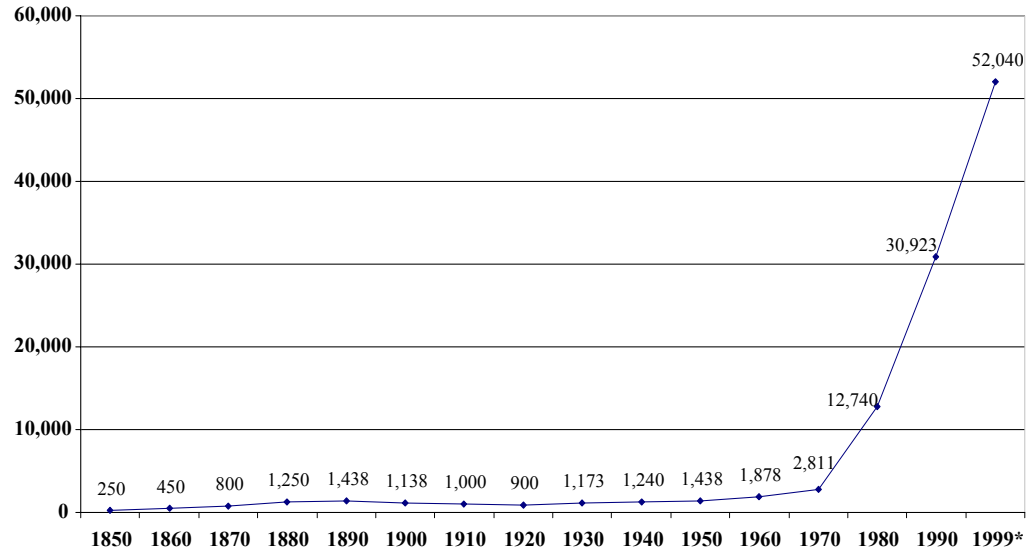
Community Analysis

Assessing Round Rock's growth trends to forecast future development

3.1 Introduction

Community analysis serves as the basis for most major planning decisions. By examining the historical and current characteristics of a community, decision-makers are able to identify needs and opportunities for the community and determine demand for future land development and associated municipal services. This chapter discusses Round Rock's historical development, its current population characteristics, and its projected future growth.

Since the 1850's, Round Rock has evolved from a stagecoach stop along the Chisholm Trail to a sleepy farming town to a bedroom community of Austin. Round Rock has recently emerged as a mostly self-sufficient city with a strong high technology employment base. With an estimated population of 52,040 in April 1999, Round Rock is the largest city in Williamson County and the second largest city in the Austin Metropolitan Statistical Area. Figure 3.1 depicts the official U.S. Census counts for Round Rock since its inception, showing the dramatic growth since 1970.

Figure 3.1 Round Rock Population Growth, 1850 – 1999

* The 1999 population figure is estimated.

Source: U.S. Census Bureau and City of Round Rock Planning and Community Development Department

3.2 Growth of Round Rock, 1960-1980

Prior to the 1960's, Round Rock exhibited steady but moderate growth. While 1960 Census data for Round Rock are limited, 1970 Census data clearly show that significant changes took place in the previous decade. The most notable occurrence was that over fifty percent of Round Rock's 1970 population had arrived from outside the City. It should also be noted that the 1960's included the construction of Interstate 35, placing Round Rock in a strategic location for development. While there was a surge in industrial and commercial activity in the latter half of the decade, housing remained the City's mainstay economic activity, reflecting Round Rock's status as a bedroom community of Austin.

During the 1970's, Round Rock outpaced the growth of all cities of at least 1,000 persons in the Austin metropolitan area. Round Rock's compound annual growth rate of over sixteen percent resulted in a 353 percent increase in total population for the decade, growing from 2,811 persons in 1970 to 12,740 by 1980. Based upon Williamson County's 1970 to 1980 net migration rate, it is estimated that 82 percent of the 10,000 people added to the City resulted from in-migration. By 1980, Round Rock had established itself as the largest city in Williamson County and a viable growth center within the flourishing Austin metropolitan area.

The rapid rise in population during the 1970's placed tremendous pressure on the City's utilities. As a result, Round Rock wells ran dry in 1978. This crisis prompted the City to focus on expanding its water resources and to

aggressively plan for future growth. These efforts allowed Round Rock to meet the extraordinary demands placed on its utilities during the 1980's.

The decade of the 1970's also brought about a notable change in the mixture of Round Rock's housing stock. Ninety-six percent of dwelling units in 1970 were single-family homes. By 1980, single-family homes represented only 83 percent of total residential units. A growing population, spurred by heavy in-migration, decreasing persons per household, and an increase in household formations, contributed to the rise in number and shift in mixture of the City's housing stock.

3.3 Growth of Round Rock, 1980-1990

During the 1980's, Round Rock's population increased by over 18,000 persons, almost tripling in size from 12,740 persons in 1980 to 30,923 by 1990. During this time, Round Rock continued to surpass the growth rates of all cities in the Austin metropolitan area with 1980 Census populations of at least 1,000 persons. Round Rock averaged a nearly ten percent annual growth rate between 1980 and 1990, 50 percent higher than that of the next fastest growing cities in Williamson County. Over half of the City's 18,000 new residents located here during 1984 and 1985. The pace of growth slowed tremendously in the late 1980's due to a depressed economy state-wide. Table 3.1 shows the tremendous growth of the City during the 1980's.

Table 3.1 Round Rock Population Change, 1980 - 1990

<i>Year</i>	<i>Population</i>	<i>Numeric Change</i>	<i>Percent Change</i>
1980	12,740	-	-
1981	12,889	149	1.2%
1982	13,038	149	1.2%
1983	13,186	148	1.1%
1984	15,261	2,075	15.7%
1985	20,864	5,603	36.7%
1986	26,725	5,861	28.1%
1987	29,303	2,578	9.6%
1988	30,312	1,009	3.4%
1989	30,587	275	0.9%
1990	30,923	336	1.1%

Source: City of Round Rock Planning and Community Development Department

Coupled with the growth in population, Round Rock's economy also experienced significant gains during the 1980's. The location of major employers to Round Rock, such as Tellabs, Farmers Insurance Group, Cypress Semiconductor, AMP Packaging Systems, and DuPont Photo-masks, contributed greatly to increases in employment. From 1980 to 1990, the number of employed persons steadily increased by an average of twelve percent a year, equaling over 1,000 newly employed persons per year. While there was an economic slow-down in the latter part of the decade, Round Rock continued to consistently record lower unemployment rates than those of the entire State.

The diversification of the City's housing stock continued in the 1980's, with considerable duplex and multi-family construction. As shown in Table 3.2, over 40 percent of the 7,746 residential building permits issued from 1980 to 1989 were for multi-family or duplex units.

**Table 3.2 Residential Building Permits
by Type of Housing, 1980-1989**

<i>Single-family Homes</i>	<i>Multi-family Units</i>	<i>Duplex Units</i>
4,470	2,120	1,156

Source: City of Round Rock Planning and Community Development Department

3.4 Growth of Round Rock, 1990-1998

The 1990's began much as the 1980's ended, with the City's economy still sluggish due to the statewide recession. By 1993, however, the Austin area economy was recovering and Round Rock began to see significant increases in residential activity. As Table 3.3 reveals, the number of single-family building permits issued rose from 540 in 1992 to 989 in 1993. Single-family construction continued at this strong pace over the next several years, averaging almost 950 building permits per year from 1994 through 1997. In 1998, this number reached a high of 1,502. With low interest rates and a healthy economy, single-family construction is expected to remain active through 1999.

Beginning in 1994, Round Rock also began to experience increases in multi-family construction, with an average of 416 multi-family units coming on line annually from 1994 through 1997. While there was a slight decline in multi-family activity in 1998 with only 160 units constructed, several apartment complexes are expected to be completed in 1999.

Despite these gains in multi-family construction, single-family units still represented the vast majority (78 percent) of residential building permits issued from January 1990 through December 1998. Multi-family units constituted twenty percent of all residential permits issued during this period while duplexes represented two percent.

**Table 3.3 Residential Building Permits
by Type of Housing, 1990-1998**

<i>Year</i>	<i>Single-family Homes</i>	<i>Multi-family Units</i>	<i>Duplex Units</i>
1990	128	0	0
1991	238	0	0
1992	540	0	0
1993	989	0	5
1994	840	324	5
1995	957	512	15
1996	944	356	57
1997	1,023	472	12
1998	1,502	160	60

Source: City of Round Rock Planning and Community Development Department

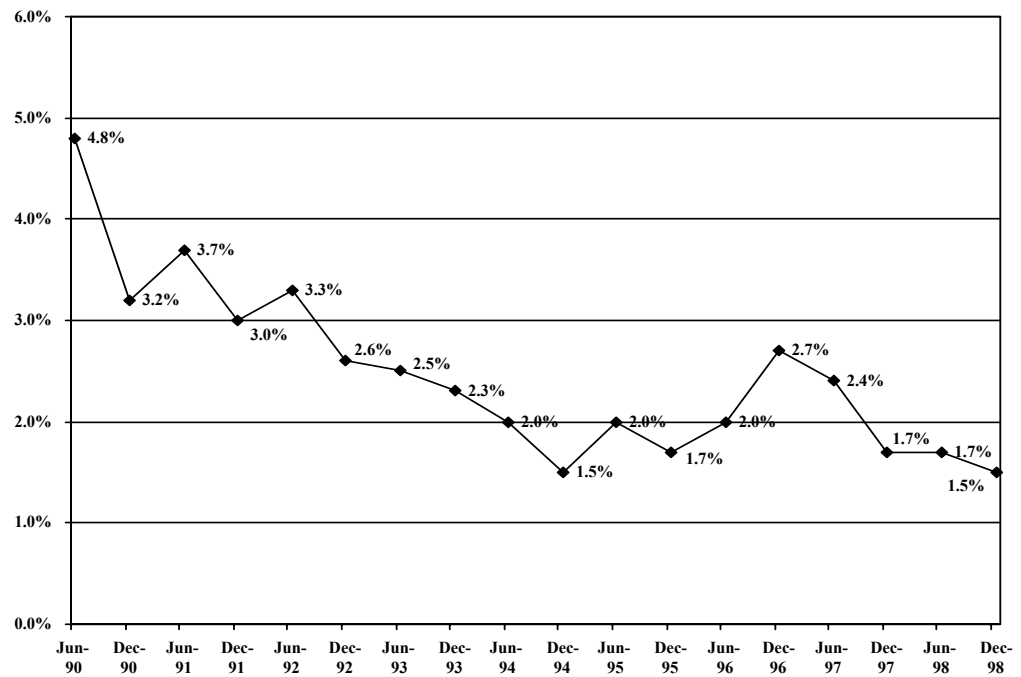
Table 3.4 Round Rock Population Change, 1990 - 1999

<i>Year</i>	<i>Population (April)</i>	<i>Numeric Change</i>	<i>Percent Change</i>
1990	30,923	-	-
1991	32,213	1,290	4.2%
1992	33,769	1,556	4.8%
1993	36,139	2,370	7.0%
1994	39,457	3,318	9.2%
1995	41,631	2,174	5.5%
1996	43,895	2,264	5.4%
1997	46,485	2,590	5.9%
1998	49,020	2,535	5.5%
1999	52,040	3,020	6.2%

Source: City of Round Rock Planning and Community Development Department

Reflecting the boom in residential construction, the population of Round Rock grew by 68 percent from 1990 to 1999, increasing from a 1990 population of 30,923 to 52,040 as of April 1999. Table 3.4 shows the steady rise in population from 1990 through 1999 as estimated by the Round Rock Planning and Community Development Department.

Round Rock's unemployment rate fell throughout most of the 1990's, thus providing further evidence of the City's growing economy. According to the Texas Workforce Commission, the unemployment rate in Round Rock was 1.5 percent as of December 1998. This is over three percentage points lower than the 4.8 percent unemployment rate of June 1990. As Figure 3.2 indicates, the unemployment rate has not exceeded three percent since June 1992.

Figure 3.2 Round Rock Unemployment Rate, 1990 - 1998

Source: Texas Workforce Commission

A major factor in the declining unemployment rate and the strength of the overall economy in Round Rock has been the success of Dell Computer Corporation. Since beginning its corporate headquarters relocation to Round Rock in 1993, Dell has experienced tremendous growth in the computer industry, providing thousands of jobs at the corporate office complex and serving as a magnet for other high technology businesses to locate in Round Rock. In addition to Dell, a number of other significant employers located in Round Rock during the 1990's. These include Michael Angelo Gourmet Foods, Cintas Corporation, MagRabbit, 1st Tech Molding, Photronics, DuPont Photomasks (world headquarters), Trend Technologies, and MaxServ.

**Table 3.5 Change in Median Household Income
by Census Tract, 1990 - 1997**

<i>Census Tract</i>	<i>Number of Households</i>	<i>Median Household Income</i>		<i>Change</i>	
		<i>1990</i>	<i>1990*</i>	<i>1997</i>	<i>Numeric</i> <i>Percent</i>
215.02	1,202	\$37,256		\$47,339	\$10,083 27.06%
207.03	637	\$52,276		\$63,671	\$11,395 21.80%
208.98	1,702	\$43,040		\$50,439	\$7,399 17.19%
205.01	799	\$62,212		\$72,389	\$10,177 16.36%
203.10	792	\$74,653		\$78,443	\$3,790 5.08%
18.36	1,868	\$50,840		\$52,000	\$1,160 2.28%
205.03	1,508	\$69,285		\$68,740	-\$545 -0.79%
215.03	1,327	\$35,267		\$34,375	-\$892 -2.53%
206.02	790	\$35,712		\$34,782	-\$930 -2.60%
215.01	971	\$48,958		\$47,237	-\$1,721 -3.52%
207.02	2,053	\$41,892		\$39,879	-\$2,013 -4.81%
207.01	968	\$25,776		\$23,976	-\$1,800 -6.98%
206.01	888	\$72,846		\$66,661	-\$6,185 -8.49%
205.04	1,399	\$39,979		\$35,942	-\$4,037 -10.10%

1990 figures have been adjusted for inflation and are presented here in 1997 dollars.

Source: Department of Housing and Urban Development

Another indication of Round Rock's economic growth in the 1990's is the increase in family and household incomes. According to the 1990 Census, the median family income in Round Rock was \$36,730. The reported median family income for Round Rock in January 1999 was \$55,400. Even with adjustments for inflation, this represents an increase of over \$5,000. However, a more detailed look at change in income reveals that some areas of Round Rock have actually experienced a decline in income. Using median household income estimates provided by the Department of Housing and Urban Development (HUD), Table 3.5 shows the difference between 1990 Census data and 1997 HUD estimates for those Census Tracts that comprise the greater Round Rock area. Map 3.1, which follows, shows the location of these Census Tracts in relation to the Round Rock extra-territorial jurisdiction (ETJ).

Accompanying Round Rock's growth has been a slight increase in the diversity of the City's ethnic composition. Using estimates from HUD, Table 3.6 shows that most of the Round Rock area Census Tracts have experienced a slight increase in minority residents as a percentage of the total population from 1990 to 1997. Table 3.6 also indicates that these

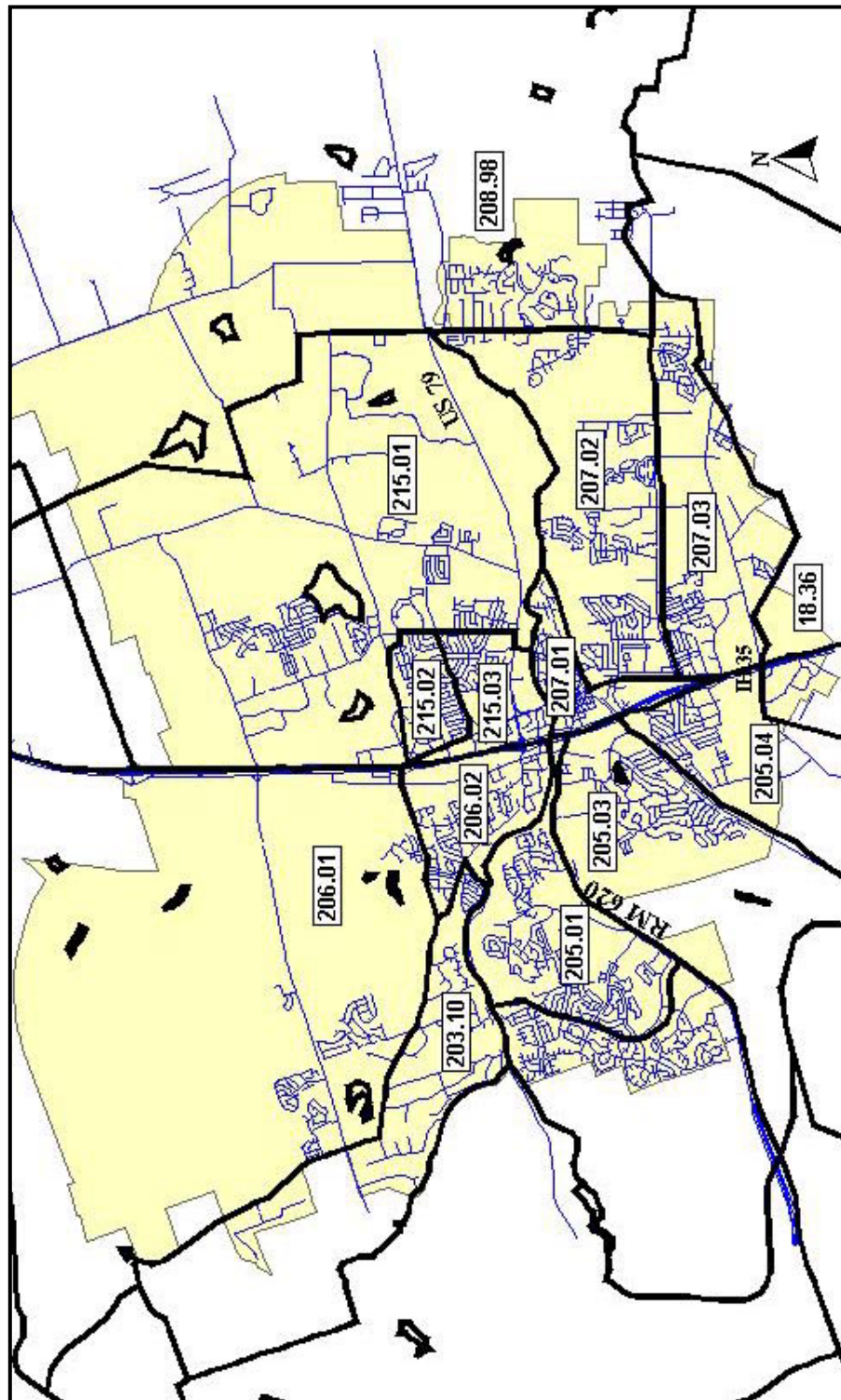
increases are occurring citywide and are not concentrated in areas already comprised of significant minority populations. It should be noted that the most recent and most accurate count of Round Rock residents is the 1990 Census. According to that information, the City's population in 1990 was 74.5 percent white, 18.7 percent Hispanic, 5.3 percent black, and 1.1 percent Asian or Pacific Islander.

**Table 3.6 Change in Minority Population
by Census Tract, 1990 - 1997**

<i>Census Tract</i>	<i>1990 Total Population</i>	<i>1997 Estimated Total Population</i>	<i>1990 Minority Population</i>		<i>1997 Estimated Minority Population</i>		<i>Change in Minority Percent of Total Census Tract Population</i>
			<i>Persons</i>	<i>Percent of Total</i>	<i>Persons</i>	<i>Percent of Total</i>	
207.03	1,917	2,447	168	8.8%	317	13.0%	+4.2%
18.36	5,659	8,970	882	15.6%	1733	19.3%	+3.7%
215.01	2,837	5,013	259	9.1%	571	11.4%	+2.3%
215.02	3,721	4,667	567	15.2%	807	17.3%	+2.1%
205.03	5,002	6,674	327	6.5%	546	8.2%	+1.6%
207.02	5,435	9,802	833	15.3%	1,630	16.6%	+1.3%
215.03	3,457	4,450	422	12.2%	597	13.4%	+1.2%
203.10	2,464	3,766	118	4.8%	222	5.9%	+1.1%
206.02	2,499	4,439	507	20.3%	948	21.4%	+1.1%
205.01	2,508	3,191	336	13.4%	442	13.9%	+0.5%
205.04	4,093	6,191	738	18.0%	1,136	18.3%	+0.3%
208.98	4,987	7,289	611	12.3%	812	11.1%	-1.1%
207.01	2,716	3,477	865	31.8%	1,048	30.1%	-1.7%
206.01	2,417	4,360	282	11.7%	395	9.1%	-2.6%

Source: U.S. Census Bureau and U.S. Department of Housing and Urban Development

Map 3.1 City of Round Rock Census Tracts & ETJ



3.5 Greater Round Rock, 2000-2020

Looking beyond 2000, Round Rock is expected to continue to grow at a steady pace. Population projections and growth rates vary depending on the methodology used, but all of the projections show the City's population approaching 100,000 by the year 2020. Tables 3.7 and 3.8 list the projected City population and average annual growth rates, respectively, from 2000 to 2020 as forecasted by the different methodologies employed for this study. The linear method assumes that the population will continue to grow at the same pace as it did from 1980 to 1998, with consistent increases in population over time. The quadratic method also uses the 1980 to 1998 trend as a basis for projection, although this method allows for a slight decline in population increases over time. The third column in Tables 3.7 and 3.8 represents projections based on the assumptions for population growth established in the 1990 General Plan. These assumptions were derived from historical growth trends from the early 1960's to the late 1980's. Projections based on these assumptions have been adjusted to match current population estimates.

**Table 3.7 Population Projections (City Limits),
2000 - 2020**

<i>Year</i>	<i>Linear</i>	<i>Quadratic</i>	<i>1990 General Plan</i>
2000	53,286	53,037	52,990
2005	63,951	62,935	63,971
2010	74,615	72,627	76,480
2015	85,280	82,114	90,667
2020	95,945	91,396	106,561

Source: City of Round Rock Planning and Community Development Department

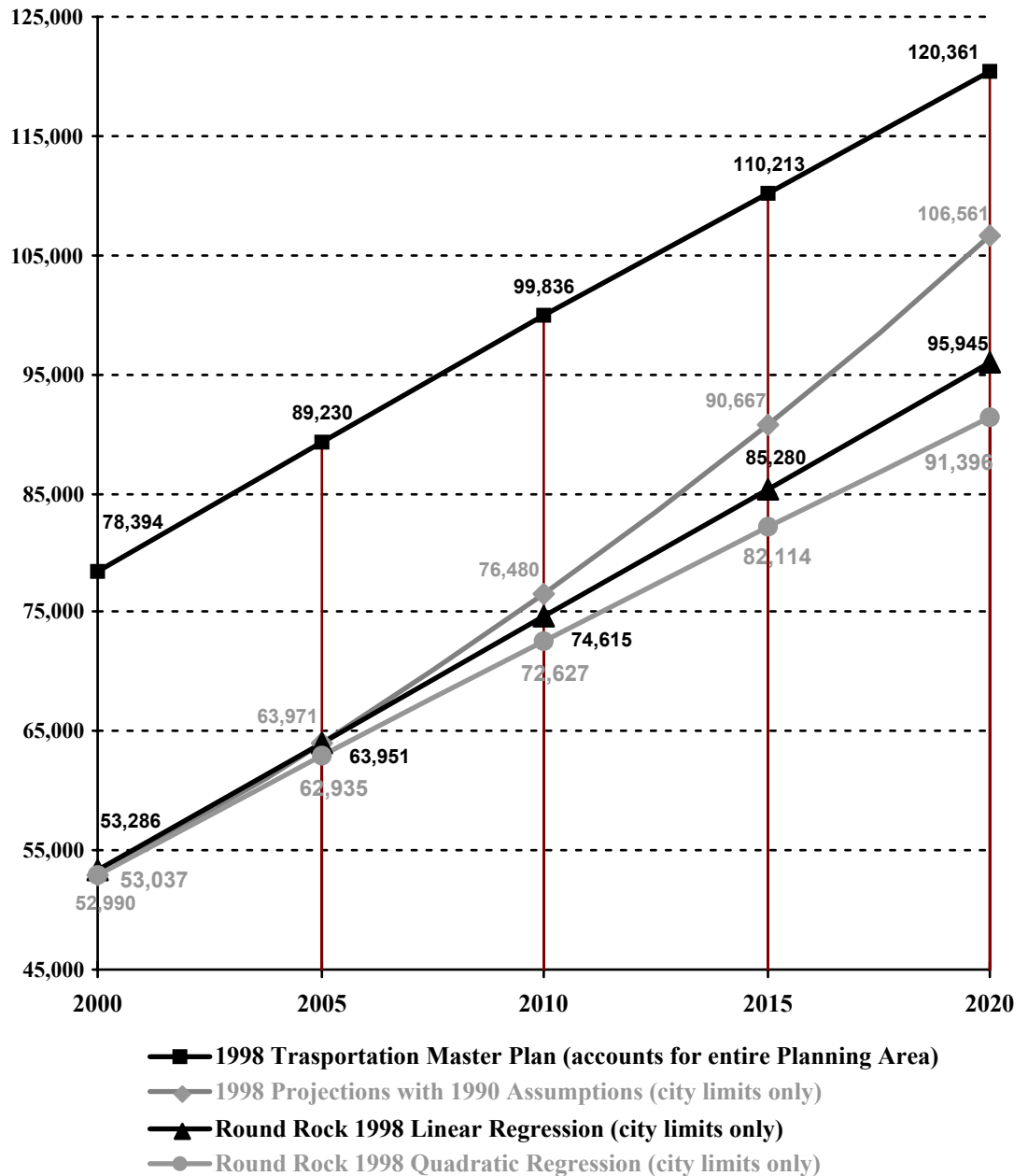
**Table 3.8 Projected Average Annual Growth Rates
(City Limits), 2001 - 2020**

<i>Year</i>	<i>Linear</i>	<i>Quadratic</i>	<i>1990 General Plan</i>
2001 - 2005	3.7%	3.9%	3.8%
2006 - 2010	3.1%	3.2%	3.6%
2011 - 2015	2.7%	2.7%	3.5%
2016 - 2020	2.4%	2.3%	3.3%

Source: City of Round Rock Planning and Community Development Department

The different methodological projections are presented graphically in Figure 3.3. This figure also includes projections made in association with the Round Rock Transportation Master Plan. This projection includes the entire Planning Area as defined in Chapter 1.

Figure 3.3 Population Projections, 2000 – 2020



FUTURE ANNEXATIONS AND PHYSICAL GROWTH

Round Rock is also expected to experience significant physical growth over the next twenty years, with the city limits encompassing almost the entire Planning Area by 2020. Maps 3.2, 3.3, and 3.4 at the end of this chapter depict the estimated municipal boundaries of Round Rock for the years 2003, 2010, and 2020, respectively.

2003 PHYSICAL BOUNDARIES (MAP 3.2)

By 2003, Round Rock is expected to annex a significant amount of acreage, particularly in the southern and eastern portions of the City. In southwest Round Rock, the addition of the approximately 320 acre La Frontera development and adjacent properties extends the corporate boundaries to FM 1325 and the southern ETJ line. The city limits will also be extended to the southern ETJ line east of Interstate 35 as tracts south of Louis Henna Boulevard are annexed into the City.

The City expects to annex several large tracts that are currently surrounded by city limits. A number of tracts between Gattis School Road and Brushy Creek and several tracts bordering Oak Bluff Estates will be annexed within the next five years. With the exception of the Westview subdivision south of Gattis School Road, the city limits will then extend uninterrupted to County Road (CR) 122 along Gattis School Road and to the eastern ETJ line north and east of Oak Bluff Estates.

A significant factor in the anticipated growth of the eastern portions of the City is the construction of the convention center/stadium complex on the eastern border of Old Settlers Park. The development of the area will spur the annexation of several large tracts along the Palm Valley Boulevard corridor. These developments will extend the city limits just east of CR 122 and north as far as CR 113. The only exception is the Meadows of Chandler Creek Municipal Utility District along Farm-to-Market (FM) 1460.

Annexations to the north will be driven by the development of the Stonewater Municipal Utility District located north of Chandler Road between Interstate 35 and FM 1460. Because Stonewater will be only partially developed by 2003, the only anticipated annexations are a few tracts south of Chandler Road just west of the Eagle Ridge subdivision.

Western Round Rock is expected to add the Behrens Ranch, a 580 acre tract north of FM 3406 and Sam Bass Road.

2010 PHYSICAL BOUNDARIES (MAP 3.3)

Significant road improvements are expected to drive development between 2003 and 2010. Improvements along Ranch-to-Market (RM) 620 and McNeil Road, in addition to the construction of State Highway (SH) 45 and the extension of Wyoming Springs Drive, will enable significant

development between SH 45 and RM 620. As a result, Round Rock city limits are expected to extend to RM 620 to the west and SH 45 to the south, as well as incorporating a tract of land north of the intersection of these two roadways.

Improvements along Sam Bass Road and the extension of Wyoming Springs Drive north to FM 1431 will help spur development in northwest Round Rock. By 2010, the City is expected to annex three large tracts in northwest Round Rock, two along Sam Bass Road west of Wyoming Springs Drive, and the other tract just west of Chisholm Trail.

With the continued development of the Stonewater community and improvements to FM 1460, northeast Round Rock is expected to see significant growth. In addition to the annexation of the Round Rock Glen subdivision, the City is expected to extend the city limits east to FM 1460 north of Old Settlers Boulevard.

Round Rock city limits east of Interstate 35 and south of Palm Valley Boulevard are expected to extend completely to the ETJ line, including the Westview subdivision south of Gattis School Road and several tracts east of CR 122.

2020 PHYSICAL BOUNDARIES (MAP 3.4)








Between 2010 and 2020, Round Rock city limits are expected to expand in the northwest and northeast portions of the City. In the northwest, the City is expected to annex several large tracts north of the Vista Oaks Municipal Utility District and the Preserve at Stone Oak subdivision. With the extension of Chandler Road, improvements along Old Settlers Boulevard, and the construction of Arterial A (see Map 5.2 for proposed location of Arterial A), city limits are expected to extend north to the Chandler Road extension and east to the ETJ line with the exception of the easternmost portion of the ETJ.

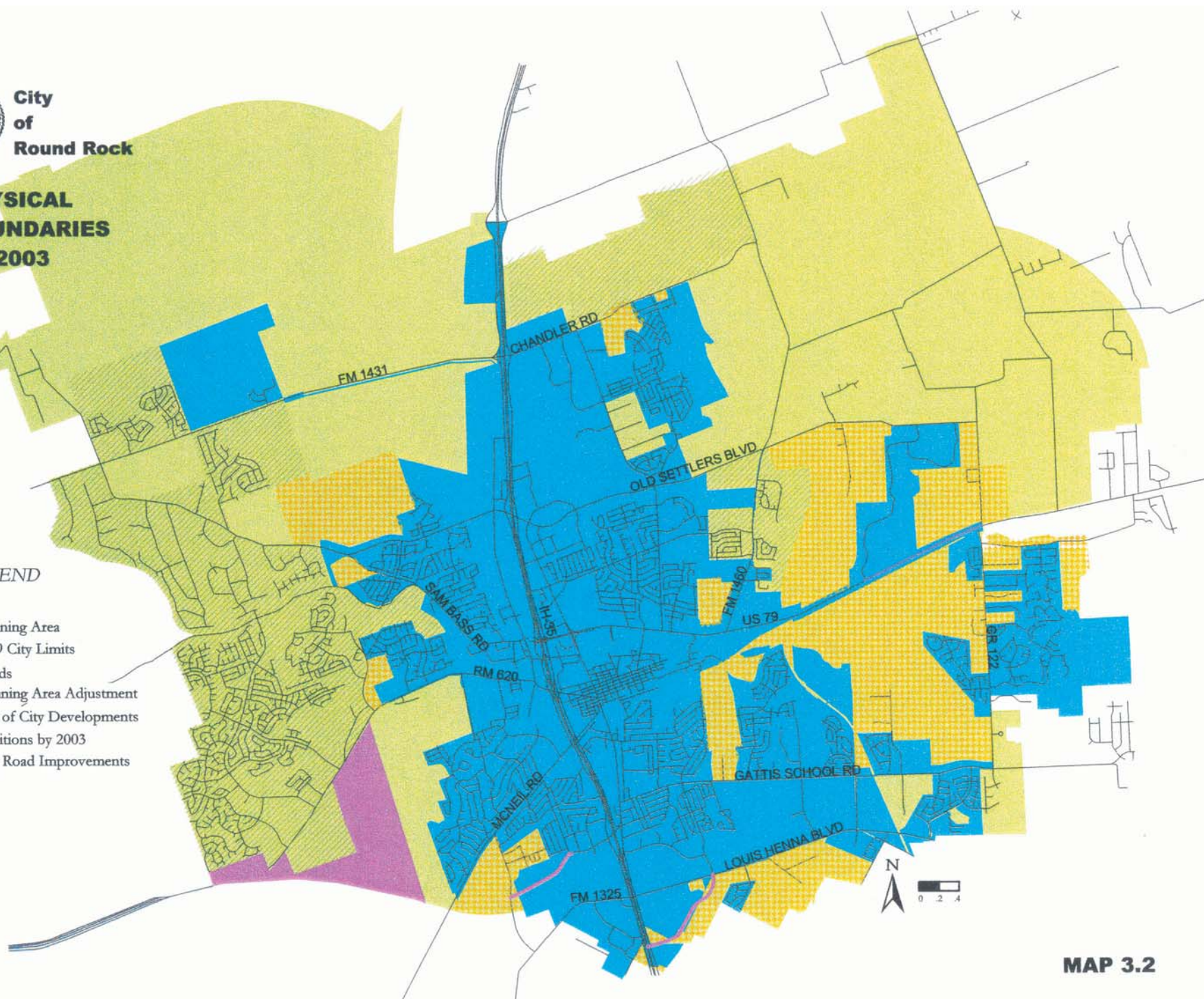


**City
of
Round Rock**

**PHYSICAL
BOUNDARIES
BY 2003**

LEGEND

-  Planning Area
-  1999 City Limits
-  Roads
-  Planning Area Adjustment
-  Out of City Developments
-  Additions by 2003
-  Key Road Improvements



MAP 3.2

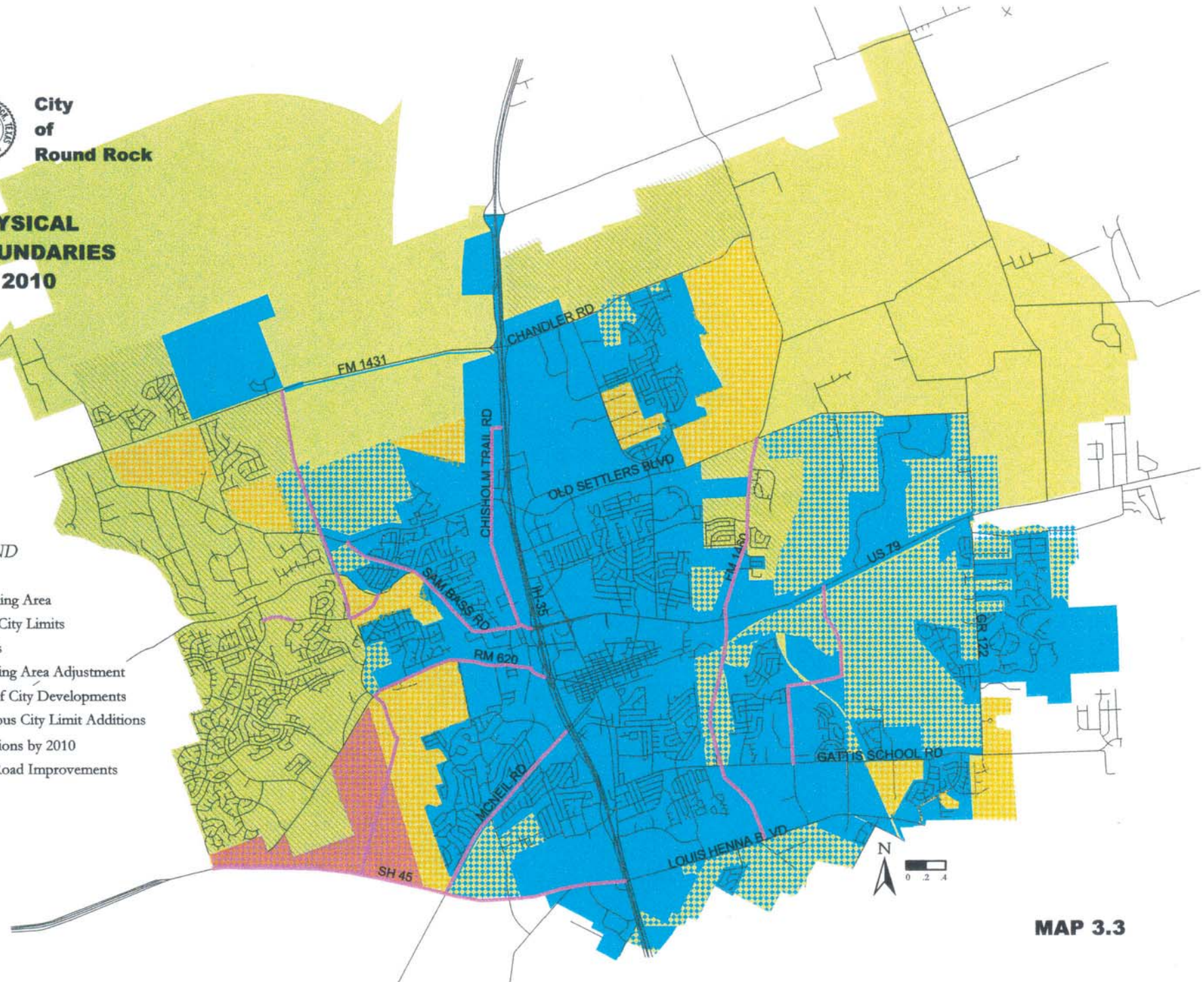


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PHYSICAL BOUNDARIES BY 2010

LEGEND

-  Planning Area
-  1999 City Limits
-  Roads
-  Planning Area Adjustment
-  Out of City Developments
-  Previous City Limit Additions
-  Additions by 2010
-  Key Road Improvements



MAP 3.3

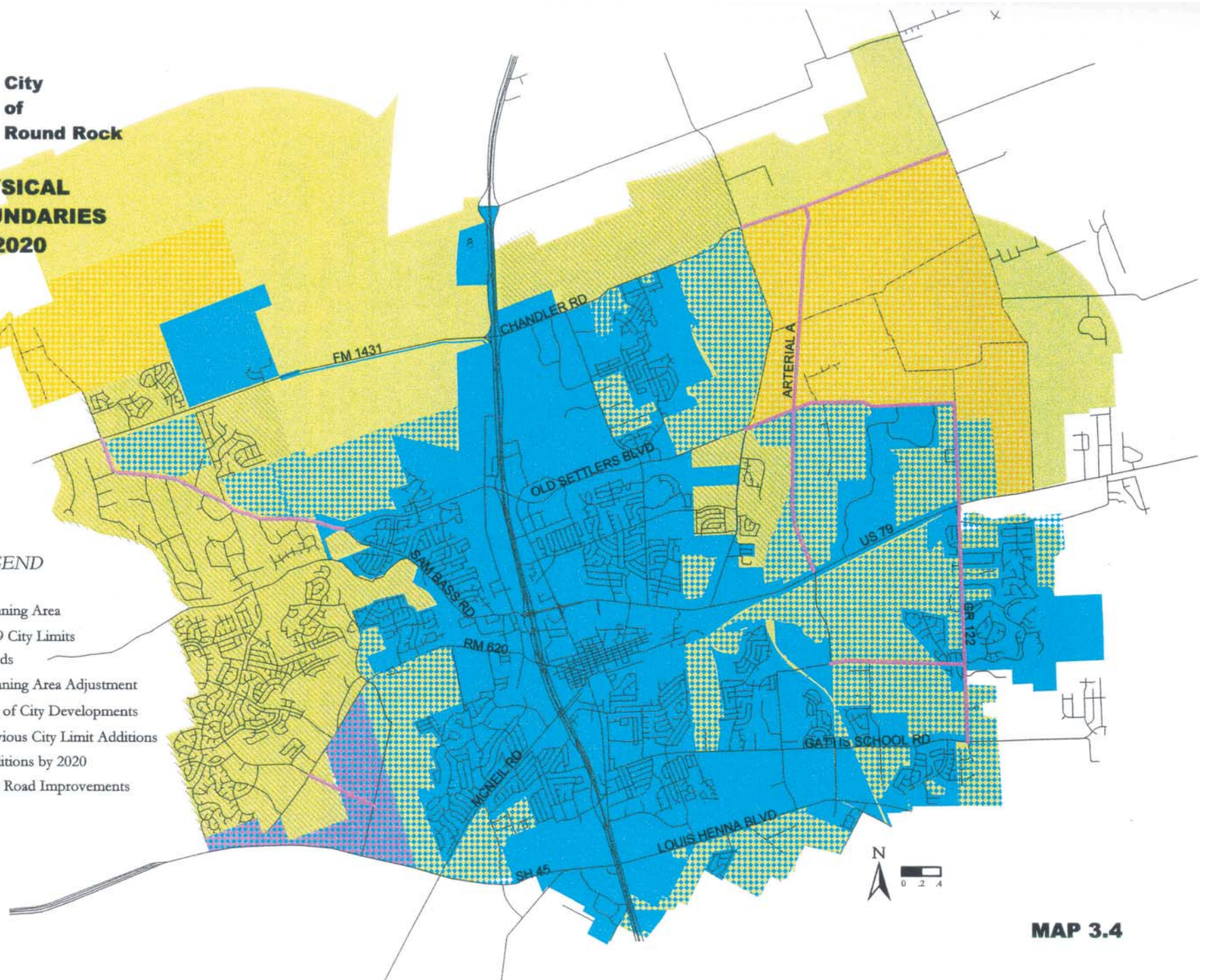


**City
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PHYSICAL BOUNDARIES BY 2020

LEGEND

- Planning Area
- 1999 City Limits
- Roads
- Planning Area Adjustment
- Out of City Developments
- Previous City Limit Additions
- Additions by 2020
- Key Road Improvements



MAP 3.4